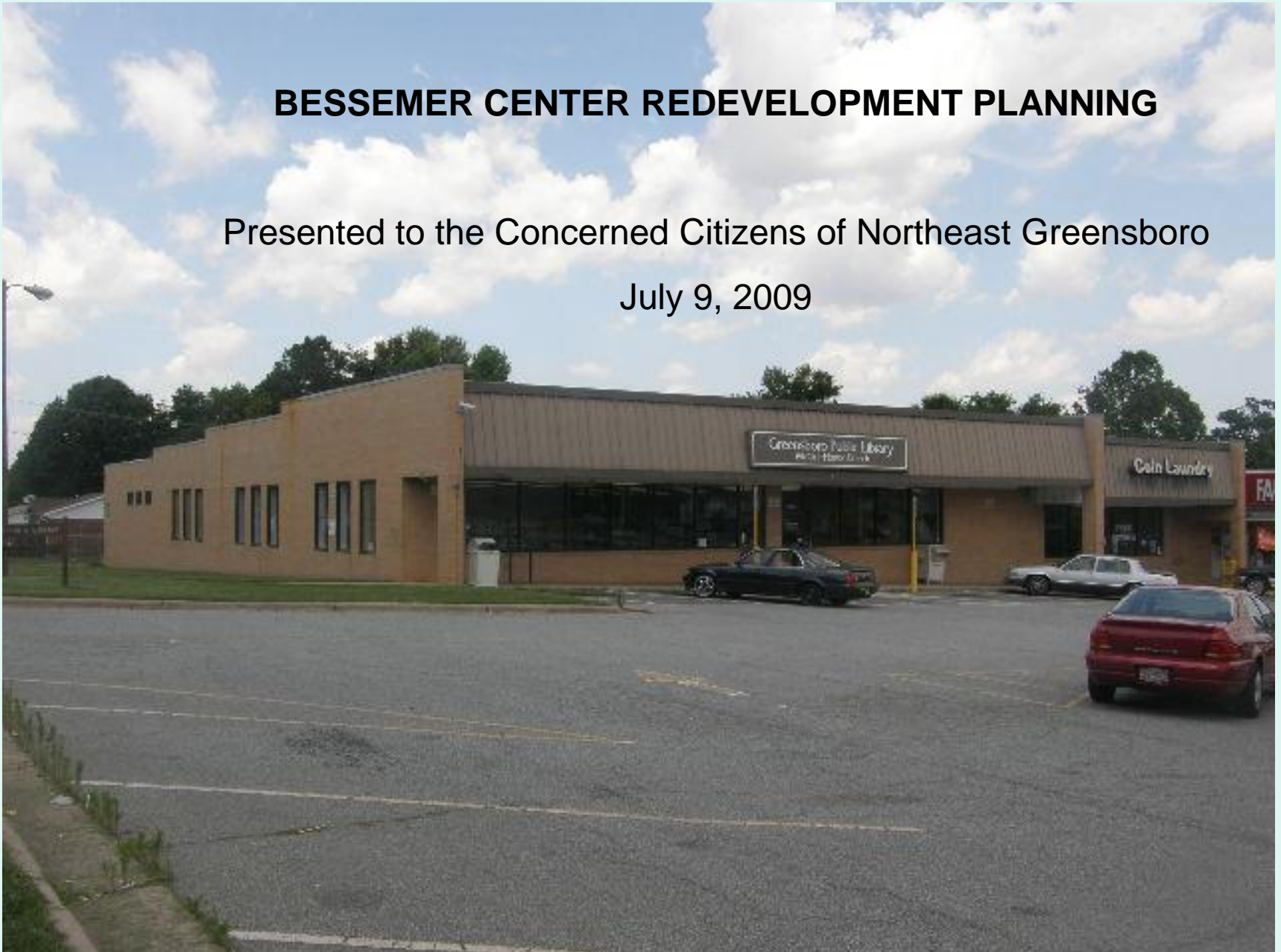


# **BESSEMER CENTER REDEVELOPMENT PLANNING**

Presented to the Concerned Citizens of Northeast Greensboro

July 9, 2009



# **MASTER PLANNING**

**June 25, 2009**

Vision is for a neighborhood center, not just a shopping center

Family Dollar and Library are anchors

GHA's Born Learning Trail

Senior housing

Shared senior/community resource center

Tie the spaces together – Make connections

Peeler Center

Claremont Courts

Bessemer Center

Phillips Avenue

Themes – Identity – Brand

Seniors & Teens

Education

Recreation – Sports - Leisure

Physical & Mental Health & Wellness

## **DEVELOPERS ROUNDTABLE**

**June 26, 2009**

### **OPPORTUNITIES**

Village Center concept

Stages/phases - if it doesn't work, change

Small specialized use

Connection with Peeler - Senior programs

Tie in Claremont Courts architecture

Overall visual & conceptual theme

## **SUMMARY: PARTS OF THE PLAN**

**June 27, 2009**

### **OVERALL THEME OF PHYSICAL & MENTAL HEALTH AND WELLNESS**

New McGirt Horton Library

Focus on teens & seniors

Improved Family Dollar Store

Upgrades at Claremont Courts

Born Learning Trail

Peeler Center linkage

New housing for seniors

New retail and services in center

Beautify Phillips Avenue

Link to nearby trails & parks

# KEY DECISIONS – June 27, 2009

## ❖ Land use mix

- Neighborhood Center (retail, service, housing)
- Housing Focus

## ❖ Family Dollar Agreement

- Location
- Design
- Lease Terms

## ❖ City Council – July 21st

- Family Dollar Agreement
- McGirt-Horton Library Bids
- Commitment to Predevelopment
  - Market Study
  - Site Analysis
  - Feasibility Analysis







IT'S ALL PART OF THE PLAN

